

Matt Jenkins, Fire Chief

CAL FIRE

San Luis Obispo County

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Phone: 805-543-4244 • Fax: 805-543-4248 • Website: www.cdfslslo.org

July 27, 2007

South County Team
Planning & Building Department
County Government Center
San Luis Obispo, CA 93408

RECEIVED

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SLO CO PLANNING & BLDG

Subject: DRC2006-00222 / Mankins

Our Department has reviewed the referral for a request to re-activate two to three capped off oil wells located at 6254 Huasna Townsite Road, Arroyo Grande, CA. This project is located in a very high fire severity zone in state responsibility area. The closest fire station response is approximately 30 minutes.

The following requirements apply to this project:

- Minimum road width shall be 18 feet wide, all weather surface, and support 20 tons. Road grades exceeding 12% shall be non-skid surface. Ten foot vegetation fuel reduction is required on either side of the road.
- Minimum 100 foot vegetation clearance shall be required around the oil wells and oil production facilities.
- Minimum 20,000 gallon water storage tank shall be located on-site with a gravity flow fire hydrant system in place. The hydrants shall have a minimum 4", schedule 40 PVC supply line with at least one 2 1/2" fire hose, male thread and cap identified with a blue reflector. Each hydrant shall be located 50 to 150 feet from each oil well and within 8 feet of the access road.
- Each well site shall have a 40 BC rated extinguisher within 30 feet of the oil well operation.
- It is recommended that an automatic fire suppression system be installed for the oil production facility.
- The facility shall be clearly addressed with minimum 6" numbers at Huasna Townsite Road. Directional arrows and signage shall be provided where the road forks or changes direction.
- Combustibles or flammable substances stored on site shall be in approved, metal storage lockers.
- MSDS (Material Safety Data Sheets) shall be stored on site and easily accessible.

- Gates on the property shall be setback a minimum of 30 feet from Huasna Townsite Road. Gates or locked facilities shall have a KNOX box installed allowing access to the fire department.
- Any bridges on the access road must be at least 10 feet wide, support 20 tons, and be properly signed with load weight limits.
- A fire/emergency plan shall be implemented and each employee shall be knowledgeable of policies and procedures.

A fire/life safety inspection shall be conducted prior to occupancy or operation of the above facility. Contact our office at (805) 543-4244 ext. 2220 when ready for final inspection.

Sincerely,



Chad T. Zrelak
Fire Captain



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
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Matt Jenkins, Fire Chief

September 2, 2008

Kit Matlick
Excelaron, LLC
1075 Court Street, Suite 207
San Luis Obispo, CA 93401

SUBJECT: DRC2006-00222 / Oil Well Production Facility

Dear Kit:

On August 29, 2008, a site visit was conducted at the Porter Ranch to analyze the viability of using an existing gravel road as a travel route for trucks hauling oil from the proposed oil production facility, located at 6254 Huasna Townsite Road, Arroyo Grande. The road extends from the west end of Huasna Townsite road and leads south, through the Porter Ranch to Highway 166 at Alamo Creek Road. This road would be closed to the Public.

Utilization of the road as a thoroughfare for oil trucks shall require compliance with County Fire Codes, California Public Resources Code, Land Use Ordinances, Air Pollution Control District (APCD), and Department of Transportation (D.O.T.) requirements. This road is a secondary access road to the proposed oil facility. The main access for fire and emergency vehicles to the site will be Huasna Townsite Road.

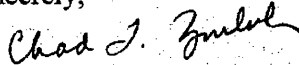
Specifically, CAL FIRE / San Luis Obispo County Fire Department mandates the following requirements for utilizing the gravel road as a travel route.

- It is understood that this is a secondary access route for emergency vehicles and may, at times, be inaccessible during wet winters when the Twitchell Reservoir is filled to capacity.
- The bridge on the north end leading into the ranch must be maintained to support 20 ton fire vehicles. Weight limits shall be posted on both ends of the bridge.
- Culverts underneath the road shall be maintained to support 20 tons.

- Soft, sandy portions of the road shall be reinforced with additional road base to maintain a solid surface. CAL FIRE does not require paving for this project.
- Grass and weeds shall be mowed or grazed off within ten feet of either side of the road.
- Turnouts are required every half mile, and shall be wide enough to accommodate an oil truck. Ideally, turnouts should be located on flat terrain with no slope.
- Vertical clearance directly above the road shall not be less than 13.6 feet. Tree branches shall be trimmed to meet this requirement.
- The "oak forest canopy" at the south end of the ranch may be maintained as is provided that grass and weeds underneath are grazed off or mechanically removed, so that annual vegetation does not grow taller than three inches.

If I may be of further assistance, please contact me at (805) 543-4244

Sincerely,



Chad T. Zrelak
Fire Captain

cc: John McKenzie (Planning Dept.)
Glen Marshall (Public Works)

From: Zrelak, Chad [Chad.Zrelak@fire.ca.gov]

Sent: Wednesday, April 15, 2009 2:35 PM

To: Carol

Subject: RE: Excelaron, Huasna Valley

Carol,

CAL FIRE requires an 18 foot wide road with an all weather surface.

Road grades that exceed 12% require a non-skid surface such as paving.

The 18 foot width requirement may be reduced in areas where there is significant impact to oak trees or riparian zones. The width may be reduced to nine feet if traffic flow is one way traffic only. Where there is two way traffic, and the 18 foot width cannot be met because of the above conditions, turnouts should be incorporated to allow vehicles to safely pass. It is understood that these roads are not open to the public.

Chad Zrelak

Fire Captain

Original Message-----

From: Carol [mailto:cmf@oasisassoc.com]

Sent: Wednesday, April 15, 2009 2:03 PM

To: Zrelak, Chad

Subject: Excelaron, Huasna Valley

Captain! Here's a copy of your 2007 & 2008 correspondence in response to the project (my, how time flies!). Thank you for clarifying that you have been on site and that the 18 foot road width requirement should be met where feasible. Please provide me with your interpretation of acceptable road widths given the terrain and vegetation and I'll pass this along to our surveyor and civil engineer as they attempt to refine the roadway design.

Thank you in advance for your time. I appreciate your consideration.

Respectfully,

C.M. Florence, AICP

OASIS ASSOCIATES, INC.

3427 Miguelito Court

San Luis Obispo, CA 93401

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temporarily cease until there is no surface water running in the creek and the access road is in good working order. A spill contingency plan is required which will address potential vehicle spills along the haul route. It is the applicant's responsibility to pay for any clean up work necessary should there be a spill.

Haz42 No diluents shall be used during the life of the project.

Haz43 Dismantling/ proper removal of unused, pre-existing equipment shall be completed within 180 days of production commencing.

Monitoring Haz1 - Haz43: Due to the regulatory complexities associated with hazardous wastes and materials, the following agencies have oversight or regulatory responsibility to ensure compliance, and shall coordinate as appropriate with related agencies: County Planning and Building, DOGGR, DTSC, Environmental Health, SWRCB, and RWQCB.

Noise

- N1 With regards to construction noise, all noisy construction-related activities, which includes the noise from the movement of medium to large trucks on the road, shall only be allowed between 7 am and 9 pm on weekdays and 8 am and 5 pm for weekends.
- N2 With regards to operational tanker trucks, the truck operators shall be instructed to use only the approved truck haul route.
- N3 For the duration of the project, all potential noise-generating operational equipment (including well pumps) shall be kept in good working order, which shall include any repairs necessary to maintain equipment to operate at manufacturer's specifications (or less) for decibel levels.
- N4 Upon installation of all shipping area well pad equipment and **prior to second to Proceed**, the county monitor shall take noise measurements of the project while it is in full operation at the nearest property line(s) within the equipment's "line of site" to sensitive receptors. If the readings for stationary noise sources are 50 db or more during the daytime hours (7 am to 10 pm), or 45 dB between the nighttime hours (10 pm to 7 pm), remedial work shall be completed immediately to reduce these noise levels to acceptable thresholds. Any required acoustical treatments shall be kept in good working order during the life of the project.

Monitoring N1 - N4: Department of Planning and Building will verify inclusion of required elements on plans. Monitor will verify compliance with approved plans.

Public Services

Fire Safety

- PS1 To minimize potential fire safety impacts, the applicant agrees to abide by the recommendations made by the California Department of Forestry/CalFire (see 7/27/07 letter), and the Fire Safety Standards (LUO Sec. 22.05.086) **prior to the second Notice to Proceed** as follows: minimum road widths shall be 18 feet wide (or as specified by CalFire), all-weather surface and support 20 tons; road grades exceeding 12% shall be non-skid surface; vegetation clearance/modification shall be 100 feet around oil wells and oil production facilities and 10 feet along access roadway. All efforts will be made to minimize impacts to all oak trees within 100 feet from the well pad and shipping area and within 10 feet from the access road and any new above-ground piping. With regards to the southern ranch road access, all-weather turnouts shall be installed approximately every ½ mile over the approximate 6 mile length. **Prior to issuance of construction permits**, construction plans shall include notes or show all applicable Fire Safety Plan elements, as approved by CalFire. All required elements shall be implemented, as approved by CalFire.
- PS2 As a part of the Fire Safety Plan, at a minimum, the following shall be included in the applicant's construction plans and implemented **prior to the second Notice to Proceed**:

- a) a minimum of two fire extinguishers shall be maintained at each tank battery and at least one at each well location where drilling, servicing or repair work is being conducted (located within 30 feet). Each such extinguisher shall have a minimum classification of 40 BC as set forth in N.F.P.A. No. 10, "Standard for the Installation for Portable Fire Extinguishers," and any amendments or successors thereto.
- b) Per the California Fire Code, Article 79, no smoking will be permitted within fifty feet of any well, tank or area where hydrocarbons are present and no waste gas venting will be permitted. The County shall inform the CalFire when an oil well drilling permit has been filed.
- c) A fire water storage tank shall be installed per CalFire requirements that will provide for no less than 20,000 gallons (larger if required by CalFire). The tank location shall result in a gravity fed system for the hydrants. If adequate line pressure cannot be achieved through gravity alone, at least one additional back-up generator of adequate size and design shall be kept on-site in good working order to provide emergency back-up power. If the water tank(s) will be located at or above the well pad, it shall be located and designed to not be visible from any public road, and not require the removal of any oak trees. At least one hydrant shall be installed within 50-150 feet of each oil well and within 8 feet of the access road.
- d) An automatic fire suppression system shall be installed for the oil production facility, per CalFire recommendations.
- e) The facility shall be clearly addressed at Huasna Townsite Road (with minimum 6-inch numbers) and reflective directional signage at all internal road forks.
- f) All combustible or flammable substances stored on site shall be in approved metal storage lockers/containers.
- g) Material Safety Data Sheets shall be stored on site and easily accessible to CalFire.
- h) If a gate is installed near the Huasna Townsite Road entrance, it shall be no closer than 30 feet from the edge of pavement. Any gates or locked facilities (including the southern access ranch road) shall have a KNOX box installed allowing access to the fire department.
- i) Any bridges on the access road must be at least 10 feet wide, support 20 tons, and be properly signed with load weight limits.
- j) Provide a permit application to CalFire and County Building Division for the installation of the proposed propane storage tanks, oil storage tanks and delivery pipelines. This application must include all required ICC Fire Code requirements for this equipment.
- k) A fire/emergency plan shall be implemented, and each employee shall be instructed upon hiring and reminded on a yearly basis of the policies and procedures to keep all of the required elements in good working order.
- l) A portable fire extinguisher shall be kept in close proximity of any welding work, including any repairs to or installation of the above-ground lines.
- m) All on-site long-term or permanent metal structures/equipment shall be properly grounded for lightning strikes.
- n) A fire/life safety inspection shall be required **prior to first Notice to Proceed**.
- o) With regards to the southern ranch access road:
 - a) Huasna River Bridge – a new top deck will be installed to insure a 20-ton vehicle capacity.
 - b) All-weather turnouts, sized for dual tankers, at approximate ½ mile increments, or as approved by CalFire.

PS3 Per the California Fire Code, Article 79, no smoking will be permitted within fifty feet of any well, tank or area where hydrocarbons are present and no waste gas venting will be permitted. The

County shall inform the CalFire when an oil well drilling permit has been filed.

- PS4 A fire water storage tank shall be installed per CalFire requirements that will provide for no less than 20,000 gallons (larger if required by CalFire). If it is not a gravity fed system, at least one additional back-up generator of adequate size and design shall be kept on-site to provide adequate pressure for the required hydrants at the well pad and shipping site areas. If the tank(s) will be located at or above the well pad, it shall be located and designed to not be visible from any public road, and not require the removal of any oak trees.

Monitoring Measures PS-1 through PS-4: Department of Planning and Building, in consultation with CalFire, will verify inclusion of required elements on plans. CalFire will verify compliance with the Fire Safety Plan.

Solid Waste

- SW1 **Prior to the first Notice to Proceed**, the applicant, and all successors-in-interest, shall provide to all contractors (e.g., for grading, construction, etc.) the list of companies that offer recycling services or drop box service (see attached Construction Recycler Materials and Facilities Pamphlet). The applicant and contractor shall recycle 50% of waste generated by the project's construction activity.

Waste includes anything discarded from the site, such as wood scraps, cardboard, flashing, paint or other finishing products, tools, drywall, concrete, asphalt, plastic bags, remnants of insulation, etc. The applicant shall provide the attached pamphlet to all contractors prior to commencement of construction work: "Recycling Required at Construction Sites" (see attached).

- SW2 **Prior to the issuance of a construction permit**, applicant's construction plans shall show the installation of garbage and recycling bins to be used by employees (permanent and contract) for all non-toxic refuse. To minimize vector problems, these bins shall be taken to Cold Canyon Landfill at least twice a month, or more often when needed. These bins shall be installed **prior to the second Notice to Proceed** and kept in good working order during the life of the project.

Monitoring SW1-SW2: Department of Planning and Building, in consultation with Public Works, will verify inclusion of required elements on plans. Monitor will verify compliance with approved plans.

Transportation

- TR1 **Prior to the issuance of a construction permit**, the operator/applicant shall enter into an agreement with the County, in a form acceptable to County Counsel, to deposit into the County Road Fund not to exceed an initial amount of \$20.81 per haul oil truck trip (trip) over the following County-maintained roads: Huasna Townsite Road, Alamo Creek Road. The agreement shall provide for reports of number of trips, and corresponding payment, to be made quarterly. The cost per trip shall be subject to annual adjustment based on the Caltrans Construction Cost Index however, in no case shall a negative cost index be allowed to reduce the previous year's fee. The beginning index date shall be the date that the project receives approval by the hearing body.

Monitoring: Public Works will verify compliance with this Supplemental Road Fund fee.

- TR2 **Prior to the issuance of a construction permit**, all proposed improvements within the county public right-of-way shall require an encroachment permit from the Department of Public Works. All work shall be done in accordance with County Public Improvement Standards.
- TR3 **Prior to the first Notice to Proceed**, a driveway approach on Huasna Townsite Road (Road No 1071) shall be constructed by the applicant in accordance with County Public Improvement Standards. All driveway approaches constructed on county roads shall require an encroachment